

**Minutes**  
**Town of Lake Park, Florida**  
**Town Commission Meeting**  
**August 20, 2003 7:30 p.m.**  
**Town Commission Chambers, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, August 20, 2003 at 7:35 p.m. Present were Vice-Mayor G. Chuck Balias, Commissioners Longtin and Otterson, Town Manager Doug Drymon, Town Attorney Thomas Baird and Deputy Town Clerk Stephanie Thomas.

Vice-Mayor Balias called the Meeting to order at 7:35 p.m.  
Commissioner Jeanine Longtin led the Invocation.  
Commissioner Bill Otterson led the Pledge of Allegiance.  
Deputy Town Clerk Stephanie Thomas performed the Roll Call.

**ADDITIONS/DELETIONS**

Presentation on change in light poles on U.S. Highway 1 requested by the Department of Transportation and Ranger Construction.

**MOTION:** A motion was made by Commissioner Paul Garretson to amend the August 20, 2003 Regular Commission Meeting Agenda; Vice Mayor Balias made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson			Absent
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balias			Absent
Mayor Castro	X		

Motion passed 3-0.

## **PRESENTATIONS**

### **Light Poles on U.S. Highway 1**

*Juan Hernandez, Ranger Construction & Nancy Smith, Consulting Project Engineer for Department of Transportation (DOT),* provided a presentation on the changing of the lights on U.S. Highway 1. Mr. Hernandez informed the Commission that once the project has begun in mid-December, it is estimated to take five (5) business days with a projected completion date of December 24, 2003. He indicated that there are twenty-five (25) light poles that need to be changed. (See Exhibit "A")

Ms. Smith noted in addition to the light poles being changed, they needed direction as to where the Town wishes to have the seven (7) live oak trees from DOT placed.

The Town Commission thanked the representatives for the acknowledging them before they proceeded with correcting the light poles. They also thanked Mr. Hernandez and Ms. Smith for their presentation.

## **PUBLIC COMMENT**

*Bert Bostrom, 1451, Flagler Blvd.,* communicated her appreciation to the Commission for supporting her efforts to better serve the community. She stated that there are twenty-two (22) volunteers who have already had background checks and fifty-five children now registered for the soccer team and projects that by the end of registration the number will rise to sixty (60) registered children. She stated that electricity is the only necessity at this time that is still needed. In conclusion, she noted that parent orientation will be held at the Fire Station at 10<sup>th</sup> Street and Park Avenue on Thursday, August 21, 2003. She extended an invitation for more volunteers to sign up on Saturday, August 23, 2003 at the Pavilion where they can be certified to referee the games.

*Joseph Glisson, 850 Greenbriar Drive,* Vice Mayor Balius called for Mr. Glisson to speak regarding the public comment card that he had submitted requesting to speak on the One Park Place project. Due to being ill, Mr. Glisson excused himself from the meeting before Public Comment and was not available for comment.

## **CONSENT AGENDA**

**Budget Workshop Meeting Minutes from July 28, 2003.**

**Commission Meeting Minutes from August 6, 2003.**

**Item No.3 Florida Highway Products Purchase Order.**

Commissioner Bill Otterson requested that a correction be made on page 4, in the second paragraph of the August 6, 2003 Commission Meeting Minutes.

**MOTION:** A motion was made by Commissioner Otterson to approve the July 28, 2003 Budget Workshop Minutes and the August 6, 2003 Commission Meeting Minutes as corrected; Commissioner Jeanine Longtin made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson			Absent
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro			Absent

Motion passed 3-0

***Purchase Order in the amount of \$26,000.00 for the Florida Highway Products***

Town Manager Drymon gave a brief description of the project, he then directed the Commission to Public Works Director Paul Carlisle. Mr. Carlisle indicated several of the Towns streets and roads need work. Although they may be in good structural condition, the micro-surfacing will help rejuvenate the asphalt, replacing the sealer which will bring the aesthetics back to the roadways. In response to a question posed by the Commission regarding a possible plan, Mr. Carlisle stated that he is currently preparing to set up a 5-10 year Capital Improvement Plan that will be budgeted for as the years progress.

Mr. Drymon added that the Town has not budgeted for a 5-year Capital Improvement Plan, however it is forthcoming.

**MOTION:** A motion was made by Commissioner Longtin to approve the purchase order in the amount of \$26,000.00 for the Florida Highway products for micro-surfacing the necessary roads in Lake Park; Commissioner Otterson made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson			Absent
Commissioner Otterson	X		

Commissioner Longtin	X		
Vice-Mayor Balias	X		
Mayor Castro			Absent

Motion passed 3-0

**PUBLIC HEARING/S:**  
**Quasi-Judicial Hearing(s):**  
**RESOLUTIONS**

RESOLUTION NO. 21-08-03

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 2.11 ACRE PARCEL OF LAND, OWNED BY DSE HOLDINGS, INC., LOCATED APPROXIMATELY 200 FEET SOUTH OF THE INTERSECTION OF WATERTOWER ROAD AND 12<sup>TH</sup> STREET, PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Deputy Town Clerk Stephanie Thomas swore in the witness.

**Exparte Communications:**

Commission Member	Communications	None	Other
Commissioner Garretson			Absent
Commissioner Otterson		X	
Commissioner Longtin		X	
Vice-Mayor Balias		X	
Mayor Castro			Absent

Paul Guariglia, Calvin, Giordano & Associates, Inc. was present on the behalf of Jamie Gentile. Mr. Guariglia provided an in depth power point presentation of the site plan proposal and project details. (See Exhibit "B"). He indicated that the project is for industrial use and is located in the light industrial commercial zoning class, (CLIC district).

The Commission inquired as to if this presentation had been presented to the Planning and Zoning Board (P&Z Board) and if the fourteen (14) conditions were added by the board. Mr. Guariglia responded that it had gone before the P&Z board on July 14, 2003 and that the Planning and Zoning Board did indeed add conditions; however the permitted process were added by the applicant. Mr. Guariglia noted that he and the applicant were there to seek the approval of Resolution 21-08-03 along with the fourteen (14) conditions.

*Emily M. O'Mahoney, ASLA, Vice President representative of the applicant, stated that she is available for questions and clarification.*

**MOTION:** A motion was made by Commissioner Bill Otterson to approve RESOLUTION 21-08-03; Commissioner Longtin made the second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson			Absent
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balus	X		
Mayor Castro			Absent

Motion passed 3-0.

## DISCUSSION AND POSSIBLE ACTION

### *Board Appointment:*

By a unanimous vote, the Commission appointed Mr. Ronald Bologna as a regular member of the Code Compliance Board.

### *New Marina Logo*

Town Manager Drymon indicated that he provided the Commission copies of the new Lake Park Harbor-Marina logo that the Marina Development and Control Board have proposed. Commissioner Otterson commended the appearance of the new logo.

*Rick Munsell, 314 Date Palm Drive,* represented the Marina Development and Control Board, voiced that he feels it is essential for the Lake Park Marina to affirm a name that reflects the upscale amenities and characteristics of being a protected harbor which the surrounding area Marinas do not offer.



By a unanimous vote, the Commission approved the new *Lake Park Marina-Harbor* logo. (See Exhibit "C")

**Dock Master (Marina Manager) Office**

Assistant to the Town Manager Hoa Hoang provided a presentation on the proposed project. (See Exhibit "D") Town Manager Drymon stated that Marina Development and Control Board were unopposed to the project. He stated that it has been discussed among staff and the Marina Board on how flexibility will be provided in the conceptual plan.

Director of Public Works Paul Carlisle indicated that the bidding will be available by November 2003. He stated that construction is also expected to begin in November with an expected completion date of April 30, 2004. Mr. Carlisle expressed that seeks consensus from the Commission to pursue a Request for Proposal (RFP) so that the Town can begin generating revenue. The Commission gave consensus to Public Works to proceed with the RFP with Jeanine Longtin in opposition. She does not agree with the location of the Marina Manager's office, the laundry facility nor the bathrooms.

*Ed Daly, 301 Lake Shore Drive* stated that the discussion of the Marina plan has been going on for quite a while. He indicated that he doesn't like how projects in the Town of Lake Park start with an agreed upon plan and by the completion of the project it is entirely different plan. He stated that the residents wish to have a modest restaurant without valet parking and also indicated that people who are not boat owners would like to have alternative recreational activities available to them when visiting the Marina.

*Rick Munsell 314 Date Palm Drive* indicated it is imperative that the Town does not delay another minute in the construction of the Marina. He feels the Town will not be able to run a fully functional, first class Marina that generates income until everything has been completed. He felt that the project has been dragged out long enough while waiting through the process of hiring of a new Town Manager. He urged the Commission not to delay. He stated that recreational activities have been included in the proposal. He reiterated that the space allotted for the meeting room is not specifically for the Yacht Club, it is for the enjoyment of everyone that desires to use it.

*Jorge Quintera, 301 Lake Shore Drive* feels that the plan has a very good layout, although if the Town seeks RFP's then the footage is critical. He suggested that the shell be built without the interior. He expressed concern with parking in the retention area and the peninsula area. He stated that most people are for having a small modest restaurant.

The pleasure of the Commission was to approve one base bid with an alternate for the Marina Masters's office and restaurant/dining area with a combined total square footage of approximately 7,700. They reiterated their desire to please as many people in the Town of Lake Park with this project.

## **COMMENTS BY COMMISSION, TOWN MANAGER AND TOWN ATTORNEY**

### ***Vice Mayor G. Chuck Balius***

He expressed his concern with there being no flag at the ball fields. Public Works Director Paul Carlisle indicated that Public Works can install a flagpole at the ball fields.

He also requested an update regarding the speakers located at the backdoor of the Commission Chambers and was informed the problem has already been corrected.

Vice Mayor Balius stated that a gentleman had inquired about instructing a boating school in the Town of Lake Park. He publicly thanked the gentleman for the presentation, stating that Lake Park will start their own boating school.

### ***Commissioner Jeanine Longtin***

Commissioner Longtin expressed her condolences to the late Commissioner Josephine Gosline of Palm Beach Shores who passed away on Monday, August 18, 2003.

She stated that she likes the idea of Lake Park outsourcing a boating school, although she would like to see a Recreational Department developed as first priority.

She gave direction to the Town Manager to do a price comparison on a Lake Park newsletter compared to what is being spent now, that will be distributed to each residence on a monthly or quarterly basis.

She urged the public to contact the Town Clerk at 561-881-3311 or 881-3312 regarding Board vacancies. She expressed that the town needs volunteers! She provided the Town's website address, [www.lakeparkflorida.gov](http://www.lakeparkflorida.gov) and requested that the subject line is completed when sending emails to the Commission. She also provided her contact number, 561-881-3309.

Commissioner Longtin thanked the residents that watched and attended the meeting.

### ***Commissioner Bill Otterson***

Commissioner Otterson questioned why the police building at Westlake could not be raised higher. He stated that he has previously discussed this issue with John Downs and Jamie Gentile and expected that they would relay his concerns to the applicant. He also expressed concerns with 24-hour security in the apartment complex.

He stated that a resident had reported seeing someone entering into the Town Hall after hours. After investigating, it was determined to be the Inspector coming in to retrieve paperwork. He thanked the residents for keeping an eye out for suspected crimes.

### ***Town Manager J. Douglas Drymon***

He stated that he provided the Commission with a report on the handling of the house fire by the Palm Beach County Fire and Rescue that included backup regarding the manning of the fire station. He requested that if the Commission has any questions or concerns

they would like him to relay to the Palm Beach County Fire and Rescue to contact him over the next several days. He stated that a representative will be available at the September 3, 2003 Commission Meeting prepared to provide a response.

***Town Attorney Thomas J. Baird, Esq.***

Mr. Baird stated that he has been in contact with Bond Council. He indicated that the Town has two (2) options to resolve issue of surplus funds. 1). Allow the Town to use the monies within the assessment area for the exclusive benefit of the property owners. 2). The Commission can rebate the funds to the property owners on a prorated basis. He stated that he is expecting a written opinion from Bond Council later in the week.

He concluded that he distributed a disclosure of exparte communications form for the use of the Commission to be completed and returned to the Office of the Town Clerk which will make them a part of the record.

**ADJOURNMENT:**

There being no further business to come before the Commission, after a motion to adjourn by Commissioner Longtin, seconded by Commissioner Otterson, by unanimous vote, the meeting adjourned at 9:38 p.m.

  
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Mayor Paul Castro

  
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Deputy Town Clerk, Stephanie Thomas

Approved on this 3<sup>rd</sup> day of September, 2003.